



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data				Primary Image																																																																													
<b>Account</b> 660100977 <b>Parcel ID</b> 21N16E-25-3-00000-000-0003 <b>Cadastral ID</b> 25-21-16-01220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 325888 MCKAUGHAN, CARY J & TRACY R LANE  15310 E HOOTY CREEK RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 15310 E HOOTY CREEK RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.52 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-30\IMG_00: 1/4/2023</p>																																																																													
<b>Legal Description</b> Lat/Long: 36.26836852 -95.55568548 E 166' W 332' SW NE SW																																																																																	
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	2.494	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	108,640.00 x .57 = 61,803	
Factor Value		
Adjustments	1.0000	
Lot Value	61,803	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,589 / 3,288
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,589
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	822 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	564,946	171.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.72	Total Misc Impr	+	19,630			
Roofing Adj	+ 4.55	Garage Cost	+	37,335			
Subfloor Adj	+ -3.60	Total RCN	=	473,522			
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	-	28,411			
Plumbing Adj	+ 8.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	445,111			
Adj Base Cost	= 126.69	Lot Value	+	61,803			
Total Area	x 3,288	Indicated Value	=	506,914			
Adjusted Cost	= 416,557	Value Per SqFt		154.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	445,111		
Lot Value	61,803		
Indicated Value	506,914	154.17	Per SqFt
Agland Value			
Site Improvements	91,104		
Total Value	598,018	181.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	137686		314	314	31.89		10,013
PRCH	SLAB PORCH - COVERED	137687		12x6	72	32.96		2,373





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	60x40x0			2,400
	Qual 4	Cond	Year 2020	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (37.96 x 2,400)		91,104		91,104	91,104
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					